Built snapshot
Built Summary

Housing

Residential Development

With the progressive residential development of the City, the availability of land for development and the range of land uses, areas have developed different roles within the housing market.

Wodonga (Central), Martin Park and Belvoir attract a large number of persons in their late teens and early twenties, attracted in part by the availability of rental accommodation. Some areas, such as Wodonga (South) - Federation Park are reaching the end of their development phase and can be expected to experience some net loss of young adults and school leavers over the forecast period.

New greenfield areas such as White Box Rise, North Leneva, Baranduda and Riverside Estate (in the small area of Rural Balance) are expected to attract a range of young and mature families seeking to upgrade their dwelling or establishing new households. The more rural parts of the City are also attractive to families seeking a rural environment and a new lifestyle. This variety of function and role of the small areas in the City of Wodonga means that population outcomes differ significantly across the municipality.

There are also significant differences in the supply of residential property within the City which will also have a major influence in structuring different population and household futures over the next five to twenty years. Large new 'greenfield' opportunities have been identified in the growth areas, notably Wodonga (East), White Box Rise and Rural Balance (mostly Riverside Estate) and Baranduda.

There is also development expected in the longer term in North Leneva and in the shorter term in Wodonga (West)-Federation Park, with a small amount of development in Melrose as the last development opportunities are exhausted. There are likely to be other greenfield, rural residential and most notably infill development opportunities throughout the City, albeit at lower levels than the major growth areas identified above.

Affordable Housing

In Wodonga, from 2004/2005 to 2009/2010, the median price for houses rose from $237,000 to $277,000 whilst the median price for units rose from $169,000 to $185,000 for the same period. However, while house prices increased house and unit sales decreased.

Affordable housing which is directly linked to housing stress has become a national concern in recent years as evidenced by the Nation Building Initiatives offered by the Commonwealth government and the Local Action on Affordable Housing program run as a Victorian State Government Initiative in which Wodonga council was chosen and funded to work in partnership with the State Government to develop a local Affordable Housing Strategy.
In the Wodonga community there are particular groups that are more vulnerable to housing stress. They include people aged between 15 – 25 years, not students, living alone or with another young person, older people living alone in rental housing, people with a disability and people from linguistically diverse backgrounds.

As an indicator of affordable housing, 8.6% of Wodonga households have housing costs that are greater than 40% of their income and experiencing severe housing stress, additionally, 32% of those on low income are experiencing rental stress.

**Built Key Focus Areas**

- In the Wodonga community there are particular groups that are more vulnerable to housing stress. They include people aged between 15 – 25 years, not students, living alone or with another young person, older people living alone in rental housing, people with a disability and people from linguistically diverse backgrounds. Housing and support needs to be provided for these vulnerable groups in the community.

- Those on low income need access to affordable housing.